


Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>		OFFICE USE ONLY
Section(s) of UDO affected: 7.2.5 c 1 Provide an explanation of the alternate requested, along with an applicant's statement of the findings To allow the dumpster pad to be located between the building and Primary Street Provide all associated case plan numbers including zoning and site plan: 548443-Site Plan, S-14-14-Subdivision, Z-43-16 Darton Way Rezoning		Transaction Number
Property Address 8402 Darton Way, Raleigh, NC 27616		Date 12/12/18
Property PIN 1748-40-2756	Current Zoning Office-Mixed Use (OX-3-PK-CU)	
Nearest Intersection Darton Way and Louisburg Road		Property size (in acres) 2.8 ac
Property Owner Rainbow Rascals Louisburg, LLC (Reed Fenton)	Phone (248) 519-1948	Mail 1732 Crooks Drive, Troy, MI 48084
	Email	
Project Contact Person Daniel Woods & Amy Labadie	Phone (919) 272-5939 & 248-817-1689	Mail 5448 Apex Peakway #368, Apex, NC 27502
	Email dwoods@peakengineering.com & Amy@814cre.com	
Property Owner Signature <i>[Signature]</i>	Email REED@814CRE.COM	
Notary Sworn and subscribed before me this <u>12th</u> day of <u>December</u> , 20 <u>18</u>	Notary Signature and Seal 	



December 15, 2018

City of Raleigh
Appearance Committee
222 West Hargett Street
Raleigh, NC 27601

Re: Rainbow Daycare-Transaction #548443
Raleigh, NC

The above noted project is requesting approval for an administrative alternate to City of Raleigh UDO section 7.5.2 C 1, screening for service areas. The noted standard requires the location of a trash collection to be located to the side, or rear of the building. The owner requests to locate the dumpster pad as shown on the attached C100 Site Plan Drawing. The dumpsters will also be used by the adjacent lot. Though not fully designed, conceptual layouts on the adjacent parcel have been evaluated to help locate the dumpster.

The properties are bordered by two roads, Darton Way and Louisburg Road. Darton Way wraps around the properties and covers what would be both the west and north side of the properties, creating an irregular block. With the designation, Darton Way requires a 50' building set back, which in combination with the irregular shape of the properties greatly limits the location of buildings. The aerial image shows the farm land as far back as 1999, with limited trees on this property. The trees that have remained must be dedicated as tree conservation and are located along Darton Way. Limiting the potential location for the primary structure(s) and parking, pushing the primary structures away from Darton Way.

Though the service area (dumpsters) is between the building and the primary street, it will be enclosed by a masonry brick structure that will match the proposed building. The masonry structure will be 7' tall with a decorative 4" cap, making for a total height of 7'-4". Access to the dumpsters will have a solid panel wood gate. The wall of the enclosure facing Darton Way will also be screened by landscaping. The screening will be provided by a combination of Ruby Spice Clethra, Sea Green Juniper shrubs and Chasta Trees. Images of each plant are included for review. Combining all three will provide significant screening up to 10'.

The intent of Section 7.2.1.A is to provide meaningful and well designed screening. The combination of a brick enclosure and landscaping to screen the enclosure both meets the intent of the noted section and should be considered equal to the standards set by the City of Raleigh Unified Development Ordinance.

If you have any questions concerning the enclosed information, do not hesitate to contact our office.

Sincerely,

Daniel H. Woods, P.E.
Peak Engineering & Design, PLLC

Darton Way Subdivision

Aerial View-1999

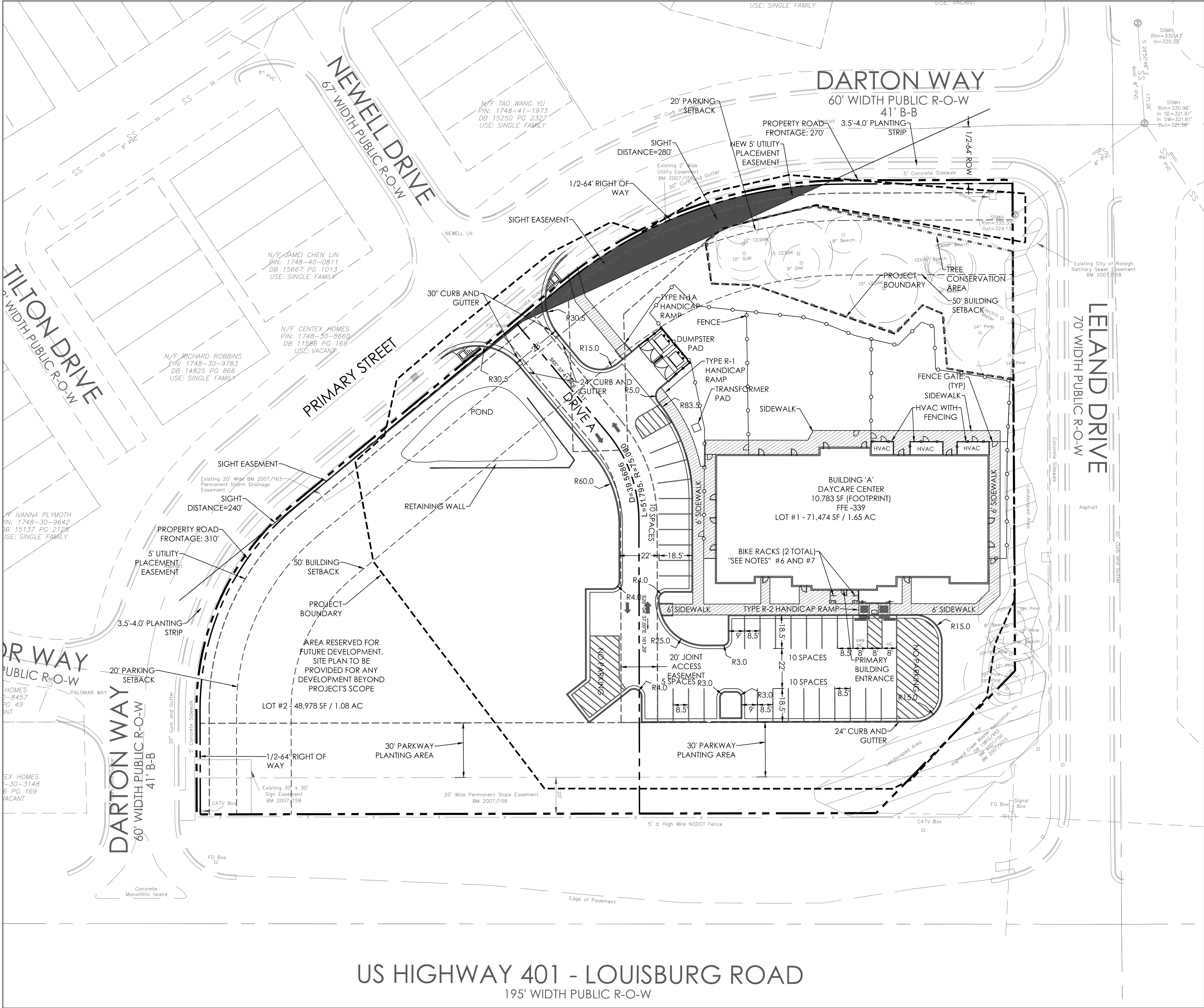
Legend



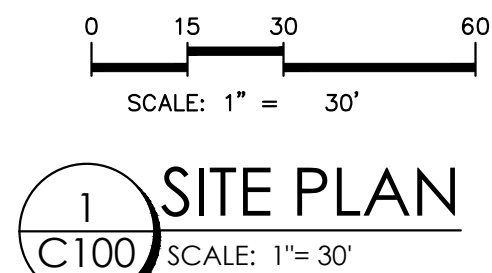
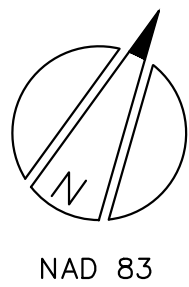
Google Earth

Image U.S. Geological Survey

900 ft



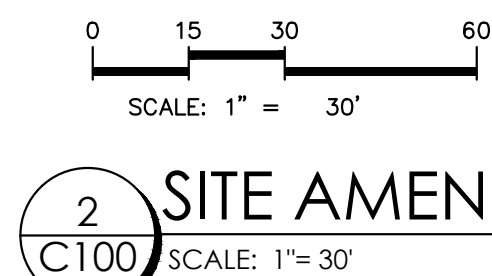
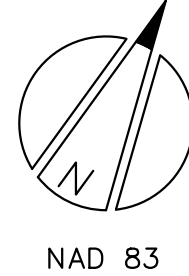
US HIGHWAY 401 - LOUISBURG ROAD
195' WIDTH PUBLIC R-O-W



INTERSECTION SIGHT DISTANCE:

Per the Infrastructure Construction Plan Checklist, City Code Section 10-2086 (a) and the Street Design Manual (Section 6.12.2), no obstructions between two (2) feet and eight (8) feet above the curb line elevation or the nearest traveled way if no curb exists, shall be permitted within intersection sight distance.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



RIGHT OF WAY OBSTRUCTION NOTES

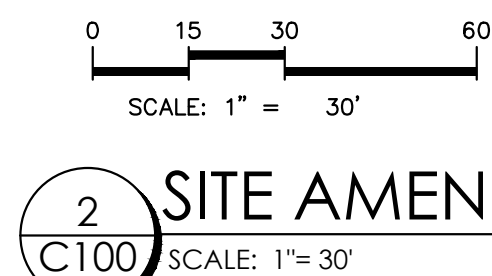
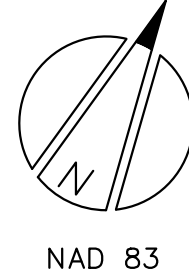
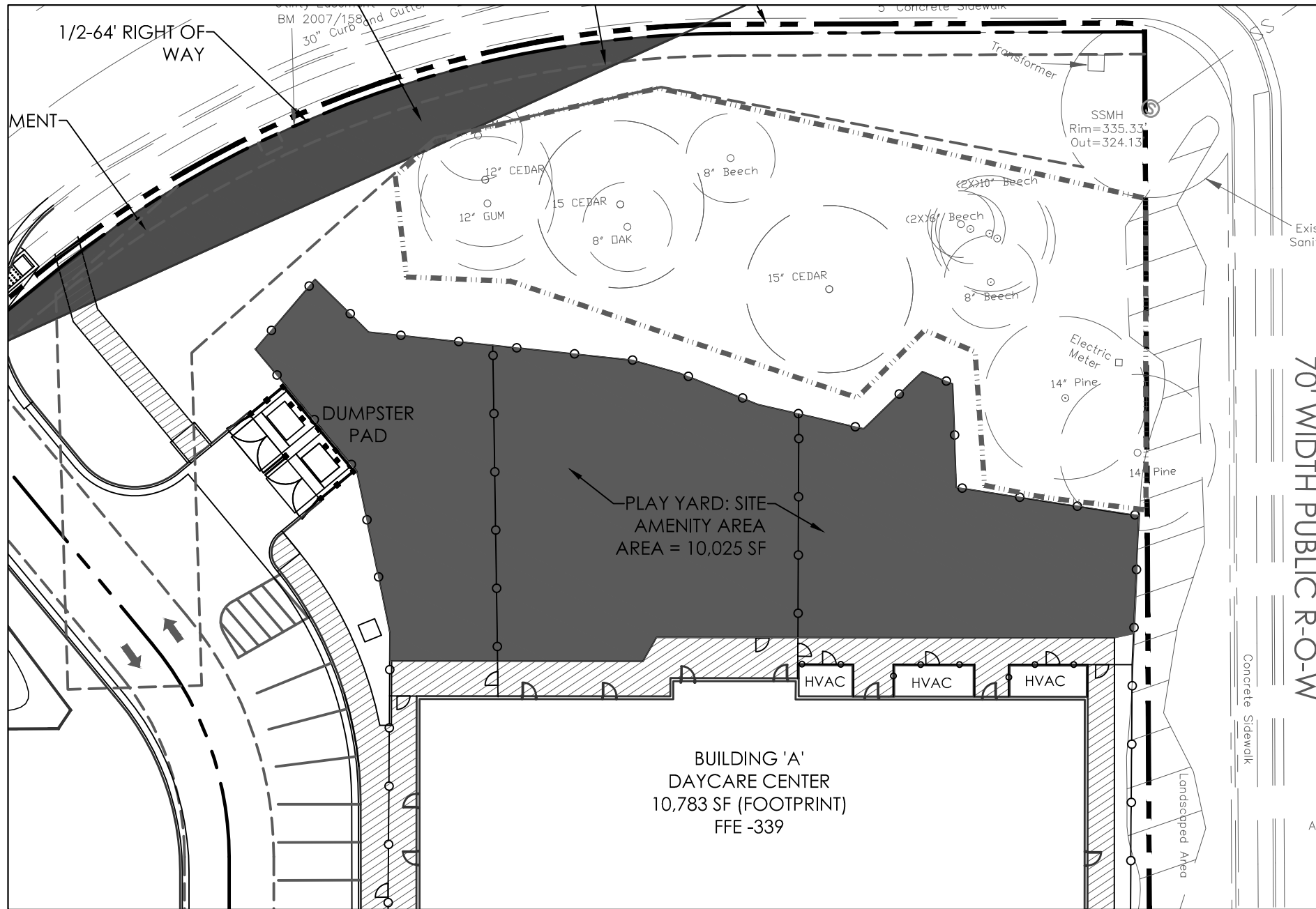
1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT OF WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT OF WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTS DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
6. ALL PERMITS MUST BE AVAILABLE AND VISUAL ON SITE DURING THE OPERATION.

PARKING AND PAVING NOTES

1. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS
2. ALL PAVEMENTS MARKINGS SHALL BE FOUR (4) INCHES WIDE SOLID WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGN OR LIGHT POLE.
4. CONTRACTOR SHALL SAW-CUT TO PROVIDE STRAIGHT AND SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
5. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
6. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. CONTRACTORS SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS)
7. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
8. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS INDICATED OTHERWISE.
9. PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAWCUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ABUTTING HOT ASPHALT.
10. BASE AND ASPHALT THICKNESS ARE MINIMUM REQUIRED AND NOT AVERAGES.

SITE NOTES

1. EXTERIOR/PERIMETER FENCE SHALL BE A 5' BLACK COATED CHAIN LINK FENCE.
2. INTERIOR FENCES SHALL BE A 4' BLACK COATED CHAIN LINK FENCE.
3. PAVEMENT WITHIN ALL DRIVE AREAS SHALL HAVE A MINIMUM PAVEMENT SECTION OF 3"-5.5B SURFACE ASPHALT WITH AN 8" STONE BASE
4. PAVEMENT WITHIN ALL PARKING STALLS SHALL HAVE A MINIMUM PAVEMENT SECTION OF 2"-5.5B SURFACE ASPHALT AND 8" STONE BASE
5. TREE CONSERVATION SHALL MATCH THAT APPROVED WITH SUBDIVISION PLAN S-14-14.
6. BIKE RACKS ARE FOR LONG TERM BIKE PARKING. BOTH SHALL BE COVERED AND OUT OF THE WEATHER.
7. BIKE RACK (2 TOTAL) SHALL BE "DOWNTOWN RACK" BY AMERICAN BICYCLE SECURITY COMPANY OR APPROVED EQUAL. COLOR SHALL BE BLACK PROVIDED ADDITIONAL SLAB THICKNESS AS PER MANUFACTURER'S RECOMMENDATIONS.
8. LAND DISTURBANCE/CONSTRUCTION SHALL NOT ENCROACH INTO THE TREE CONSERVATION AREA.



NC License #P-0673

project:
RAINBOW DAYCARE
DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616



PRELIMINARY

No.	DATE	REVISION	BY
1	3/14/18	CITY OF RALEIGH COMMENTS	DW

title:

SITE PLAN

proj #:

170501

date:

MARCH 19, 2018

dwg by:

DW

chkd by:

JR

scale:

1" = 30'

sheet:

C100

ADMINISTRATIVE SITE REVIEW



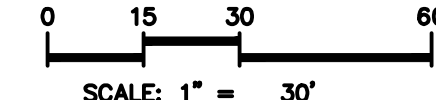
1. THE TECHNICAL SPECIFICATIONS INCLUDED IN THESE DRAWINGS ENUMERATE THE PROJECT CONDITIONS, REQUIRED SUBMITTALS, PROCEDURES AND PROTOCOLS, QUALITY CONTROL, MATERIALS AND PRODUCTS, METHODS FOR EXECUTION OF THE WORK, MAINTENANCE, AND WARRANTIES ASSOCIATED WITH THE CONTRACT WORK. PERFORMED WORK NOT MEETING THE REQUIRED SPECIFICATIONS MAY BE FOUND TO BE UNACCEPTABLE AND WILL BE SUCCESSFULLY REJECTED. CONTRACTOR WILL BE RESPONSIBLE FOR THE REASON AND COSTS ASSOCIATED WITH THE REPLACEMENT, REPAIR, OR ALTERATIONS NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE SPECIFICATIONS.
2. CONTRACTOR SHOULD NOTE THE REQUIRED STANDARDS FOR NURSERY STOCK INCLUDED IN THE TECHNICAL SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. DISCREPANCIES IN PLANT QUANTITIES SHOULD BE ADDRESSED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION OR CORRECTION.
3. THE CONTRACTOR IS EXPECTED TO ACCURATELY IDENTIFY ALL EXISTING PLANTING BEDS AND TURF GRASS AREAS AS WELL AS THE SPECIFIED PLANTINGS. CONSULT THE TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. SPECIFIC REQUIREMENTS FOR TURF GRASS SOIL, COMPOST, AND OTHER SOIL AMENDMENTS INCLUDING REQUIRED SOIL TESTING IS SHOWN IN THE TECHNICAL SPECIFICATIONS.
5. THE LANDSCAPE ARCHITECT HAS DESIGNATED POSITIVE DRAINAGE TO NEAREST STORM DRAINAGE STRUCTURE / DRAIN BASIN. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF AREAS WITH INADEQUATE DRAINAGE PRIOR TO INSTALLATION OF LANDSCAPING.
6. PLANTS IN ROWS OR GROUPINGS SHALL BE MATCHED WITH RESPECT TO SIZE AND FORM.
7. PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS UNLESS OTHERWISE SHOWN.
8. DO NOT MAKE PLANT SUBSTITUTIONS. FOLLOW SPECIFIED PROTOCOLS IN REQUESTING SUBSTITUTIONS.
9. ESTABLISH AND MAINTAIN TOP OF GRADE 2 INCHES BELOW ADJACENT CURBS, WALKWAYS, AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF SOIL OR MULCH.
10. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
11. ALL LANDSCAPE AREAS ARE TO BE EITHER PLANTED, SOILED, SEEDED, OR MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS. NO DENUDO ON SITE AREAS ARE ACCEPTABLE.
12. TREE STAKING AND GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
13. ALL PLANTS AND TURF GRASS SOIL SHALL BE WARRANTED DURING INSTALLATION AND THROUGHOUT THE REQUIRED MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
14. ALL LANDSCAPE AREAS TO BE IRRIGATED. IRRIGATION DESIGN TO BE PROVIDED AND INSTALLED BY LICENSED IRRIGATION CONTRACTOR.

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.
2. THE PLAN DEPICTS PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
6. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3" DOUBLE SHREDDED HARDWOOD MULCH DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAIN PERMITTED.
7. UNLESS SPECIFIED TO BE SOO, ALL LAWN AREAS TO BE SEED AS PER MANUFACTURER'S SPECIFICATION.
8. ALL DISTURBED AREA SHALL EITHER BE PLANTED, SODDED, SEEDDED, OR MULCHED.
9. ALL PLANTS TO BE COMPACT, UPRIGHT AND WELL GROWN.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERRI, FOLIAGE, FENCE, MAIL, SIGN, OR PARKED VEHICLE.
11. GROUND-ANCHORED MECHANICAL EQUIPMENT MUST ADHERE TO THE SPOORING REQUIREMENTS OF SEC 7.2.2 AND IS NOT TO EXCEED 10' IN HEIGHT AND 10' IN WIDTH FROM THE RIGHT-OF-WAY.
12. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
13. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

City of Raleigh UDO Requirements for Darton Way									
Date: 2.20.18									
Darton Way Street Trees									
Length of Right of Way								640	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)			640	/	40	=		16	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)								16	EA
US 401 Street Trees									
Length of Right of Way								445	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)			445	/	40	=		11	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)								10	EA
Vehicle Parking Lot									
Yard Type								C3 @ Parking Area Only	
Length of Parking Area								200	LF
Vehicle Parking Lot									
Shade Trees Required (3" cal. 10' ht. per 2,000 sf)		14,836.0	/	2,000	=			7.4	EA
Shade Trees Provided (3" cal. 10' ht.)								7	EA
Shrubs Required (30 per 100lf)		200/100	*	30	=			60	EA
Shrubs Provided								89	EA



LANDSCAPE PLAN



PEAK
Engineering & Design
5448 Apex Parkway #368 | Apex, NC 27502
ph: 919.439.0100 fax: 919.439.6411
www.PeakEngineeringandDesign.com

NC License #P-0673

project:
RAINBOW DAYCARE
8402 DARTON WAY
WAKE FOREST TOWNSHIP
RALEIGH, NORTH CAROLINA 27616

seal:

[illegible]

title:

*SITE
PLANTING PLAN*

proj #:
141201

date:
FEB 20, 2018

dwg by: JEP chkd by: JEP

scale:
 $1'' = 30'$

sheet:
1000

L200
PRELIMINARY SITE PLAN

